



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:33 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, QIONG LIU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DOREEN ARAUJO – CITY CLERK'S OFFICE, AND LINDA OWENS – CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN GALATI called the Briefing to order at 5:33 P.M.

ABEYANCE ITEMS:

ITEM 2 – TM-0060-02:

DAVID CLAPSADDLE, Planning and Development, began the briefing with the abeyance Items. This is a Tentative Map that is on the Consent portion of the agenda. Staff met with the applicant and there are some design issues that Cox Communications needs to work out with the Nevada Department of Transportation relating to the trails dedication. The applicant will be requesting this item be held in abeyance until the 10/24/2002 Planning Commission meeting.

ITEM 10 – U-0064-02 AND ITEM 11 – Z-0045-94(8):

MR. CLAPSADDLE said that the applicant has requested these Items be withdrawn without prejudice. During the Extension of Time process, the City Council approved NS (Neighborhood Services) zoning. The minor automotive repair is being withdrawn because the applicant does not want to continue with that use.

ITEM 12 – Z-0068-02 AND ITEM 13 – Z-0068-02(1):

MR. CLAPSADDLE noted that these Items were held in abeyance previously in order for the applicant to hold neighborhood meetings. Now the applicant needs additional time to address concerns that were raised at the neighborhood meeting. The applicant will request abeyance to the 11/7/2002 Planning Commission meeting.

City of Las Vegas

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002 Planning and Development Department BRIEFING

ITEM 18 – U-0106-02:

MR. CLAPSADDLE advised that the applicant has requested this Item be held in abeyance to the 10/24/2002 Planning Commission meeting. They need additional time to supplement the application, plus the applicant is out of town this evening and unable to attend the regular meeting.

ITEM 24 - Z-0075-02 AND ITEM 25 – Z-0075-02(1):

MR. CLAPSADDLE conveyed that the applicant has requested these Items be held in abeyance to the 10/24/2002 Planning Commission meeting. An additional parcel is being incorporated into the site, so that would give the applicant sufficient time to redesign the site and add the additional parcel. The project would be more feasible.

ITEM 34 – U-0120-02:

MR. CLAPSADDLE stated that this is a Special Use Permit for a 14' x 48' forty-foot high billboard. Back on 9/9/2001, the City Council denied a similar request. The applicant filed litigation against the City, which is still pending. The most appropriate action would be to strike it from the agenda. The applicant may request a thirty-day abeyance. DEPUTY CITY ATTORNEY BRYAN SCOTT added that the City Attorney's Office would like to have this Item stricken because if the court grants their writ application then they will be able to build what they had originally requested. If it is denied by the court, then the applicant will ask to build the same billboard that the City Council said they could not build. This Item should be stricken.

ITEM 37 – MSP-0010-02:

MR. CLAPSADDLE said the applicant would like to have this item held in abeyance to the 11/7/2002 Planning Commission meeting so they would have sufficient time to resubmit their design for the pylon sign.

ITEM 40 – Z-0139-88(42):

MR. CLAPSADDLE noted that the applicant has requested this item be held in abeyance to the 10/24/2002 Planning Commission meeting. The applicant has submitted a complete parking analysis that was requested, but staff needs an additional two weeks to review it.

City of Las Vegas

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002 Planning and Development Department BRIEFING

OTHER BRIEFING ITEMS:

ITEM 4 – V-0032-00(1) AND ITEM 5 – V-0034-00(1):

MR. CLAPSADDLE clarified that the Staff Report should indicate 78 lots instead of 75 lots. The Housing Authority may request these items be taken off the Consent agenda. They may want to discuss Condition 3 in Item 4, which deals with a multi-use trail along Sunrise Avenue and the language be changed so as not to dedicate it along Sunrise Avenue, but to design the trail to go through their parcel so it connects to the school on the north. Staff does not have a problem with that request.

In regard to Item 5, a condition will need to be added to allow a zero side yard setback. That was what the original design showed, but there never was a condition clarifying that.

CONDITION CHANGES:

ITEM 38 – VAC-0070-02:

MR. CLAPSADDLE noted that in Condition 7 on this Item in the second line after the word *condition* the number 4 should be inserted.

ITEM 39 – VAC-0071-02:

MR. CLAPSADDLE also noted that in Condition 6 in the second line after the word *condition* the number 3 should be inserted.

ITEM 3 – TM-0061-02:

DAVID GUERRA, Public Works, requested that this Item be pulled off the Consent portion of the agenda so it can be discussed for the purpose of adding a condition which will require the rights-of-way or construction of a future roundabout near this project. He will mention on the record when this item is heard that the design will not allow for gating in the future should the residents desire it to be gated.

BRIEFING ADJOURNED AT 5:41 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.KCLV.TV. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 A.M.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI.

CALL TO ORDER: 6:03 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY’S OFFICE, DOREEN ARAUJO – CITY CLERK’S OFFICE, LINDA OWENS – CITY CLERK’S OFFICE

(6:00)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

SUBJECT:

Approval of the minutes of the September 12, 2002 Planning Commission Meeting

MOTION:

TRUESDELL - APPROVED - UNANIMOUS with McSWAIN abstaining

MINUTES:

There was no discussion.

(6:05)

1-40



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

CHAIRMAN GALATI announced the subdivision Items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the Items and the time limitations on persons wishing to be heard on an Item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each Item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his Item with emphasis on any Items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the Item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the Item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TM-0057-02 - PRIMROSE ESTATES SOUTH - TYNDALL, LIMITED LIABILITY COMPANY ON BEHALF OF RSC HOLDINGS - Request for a Tentative Map for a 10-lot single family residential subdivision on 5.00 acres adjacent to the northwest corner of Hickam Avenue and Pioneer Way (APN: 138-03-305-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESELLE – APPROVED Items 1 and 6 through 9, subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 8, as her firm is involved with U. S. Homes.

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent Item.

There was no discussion.

(6:22 – 6:26)

1-610

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 1 – TM-0057-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area covered by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Rezoning (Z-0024-02) and Site Development Plan Review [Z-0024-02(1)].
3. Street names must be provided in accord with the City's street naming regulations.
4. All development is subject to the conditions of City departments and State subdivision statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. The height of perimeter retaining walls for this subdivision shall not exceed six feet, unless the Planning Commission approves a greater height at a Public Hearing.

Public Works

7. Public drainage easements shall be identified as common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way. Private streets shall be shown as public drainage easements.
8. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
9. Site development to comply with all applicable conditions of approval for Z-24-02 and all other site-related actions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 1 – TM-0057-02

MINUTES – Continued:

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0060-02 - COX COMMUNICATIONS – COX COMMUNICATIONS OF NEVADA, INC. - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 12.13 acres located at 800 North Rancho Drive (APN: 139-29-704-035), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 10/24/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER McSWAIN said she will vote on an abeyance motion, but not when this application comes back on the agenda as her firm has a contract with Cox Communications.

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated the applicant would like to have this item held in abeyance to the 10/24/2002 Planning Commission meeting. That would allow the applicant time to work with the Nevada Department of Transportation to re-design the subdivision and work out details concerning allocating a multi-use trail. Staff met with the applicant and there is a letter on file requesting the abeyance.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Cox Communications. She requested this item be held in abeyance to the 10/24/2002 Planning Commission meeting.

There was no further discussion.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0061-02 - CASCADE - KOLOB LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION - Request for a Tentative Map FOR AN 80-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.26 acres located adjacent to the northwest corner of Tee Pee Lane and Gilcrease Avenue (APN's: 125-18-501-008 and 009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESELL - APPROVED subject to conditions and additional condition as follows:

- *Dedicate appropriate right-of-way for a circular "roundabout," similar to the approved "roundabout" at the intersection of Campbell Road and Dorrell Lane, at the northwest corner of the intersection of Teepee Lane and Gilcrease Avenue. Construct appropriate improvements for the future "roundabout" adjacent to this site; however, the central "roundabout" island itself shall not be constructed at this time, construction of the island shall be deferred until further development of the properties abutting the intersection - UNANIMOUS*

This is final action.

MINUTES:

DAVID GUERRA, Public Works, requested an additional condition be added to this Tentative Map, as follows: Dedicate appropriate right-of-way for a circular "roundabout," similar to the

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
ITEM 3 – TM-0061-02

MINUTES – Continued:

approved “roundabout” at the intersection of Campbell Road and Dorrell Lane, at the northwest corner of the intersection of Teepee Lane and Gilcrease Avenue. Construct appropriate improvements for the future “roundabout” adjacent to this site; however, the central “roundabout” island itself shall not be constructed at this time, construction of the island shall be deferred until further development of the properties abutting the intersection.

AARON YAMACHIKA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

MR. GUERRA advised the applicant that should persons buying into this community desire to have it gated in the future, the current design does not support gating of this development.

There was no further discussion.

(6:26 – 6:28)

1-720

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Site Development Plan Review [Z-0032-02(1)].
3. Tee Pee Lane shall be designed and constructed in conformance with Town Center Development Standards for a Residential Collector Street.
4. Provide pedestrian access from Plover Falls Avenue and Medform Falls Avenue to Tee Pee Lane; for gated subdivisions, a pedestrian access gate may be included.
5. Street names must be provided in accord with the City’s Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 3 – TM-0061-02

CONDITIONS – Continued:

Public Works

8. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. The retaining wall on the west boundary must be built to a height that allows for the adjacent property to drain a single lot (90' feet) into an interior street. If the retaining wall exceeds 6' a step must be provided in accordance with Title 18 Subdivision Code requirements.
10. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. A Master Streetlight Plan of public streetlights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
12. Site development to comply with all applicable conditions of approval for Z-32-02 and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0032-00(1) - CITY OF LAS VEGAS HOUSING AUTHORITY - Request for an Extension of Time of an approved Variance (V-0032-00) which allowed a reduction of the minimum residential lot size on 8.88 acres located adjacent to the northeast corner of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions with Condition 3 amended to delete the words: *along the north side of Sunrise Avenue* - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

DAVID CLAPSADDLE, Planning and Development, said that normally Consent Items are not reviewed. This is an Extension of Time for a Variance to reduce the minimum lot size.

SHARON BULLOCK, 2009 Alta Drive, appeared on behalf of the Housing Authority. In regard to the multi-use transportation trail, they are in discussions with DON SCHMEISER of the Planning and Development Department and COUNCILMAN GARY REESE. There will probably be an alternate route to give the community access to the adjacent park. She requested that *along the north side of Sunrise Avenue* in Condition 3 be removed. MR. CLAPSADDLE responded that staff would agree to that deletion in Condition 3. However, originally the trail would go along Sunrise Avenue. Staff would like to have the trail brought in through Sunrise Avenue, up through the property, along the ballfields, and along the north side of the property to connect to the school site on the north.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 4 – V-0032-00(1)

MINUTES – Continued:

There was no further discussion.

NOTE: See related Item 5 [V-0034-00(1)] for further discussion.

(6:28 – 6:32)

1-800

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on August 2, 2003 and the Variance will become void unless an Extension of Time is granted by the City Council.
2. Conformance to all applicable conditions of approval for Variance (V-0032-00).
3. A Multi-use Transportation Trail along the north side of Sunrise Avenue shall be provided and included on the Tentative Map submitted for this development in accordance with the Transportation Trails Element of the Las Vegas 2020 Master Plan.
4. Satisfaction of City Code requirements and design standards of all City departments.

Public Works

5. Conformance to all applicable conditions of approval for Variance (V-0032-00) and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0034-00(1) - CITY OF LAS VEGAS HOUSING AUTHORITY - Request for an Extension of Time of an approved Variance (V-0034-00) which allowed a reduction in required setbacks on 8.88 acres located adjacent to the northeast corner of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions with Condition 3 amended to delete the words: *along the north side of Sunrise Avenue*, and an additional Condition 5 under the Planning and Development section as follows:

- Allow a zero lot line setback for this development - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

DAVID CLAPSADDLE, Planning and Development, said that normally Consent Items are not reviewed. This is an Extension of Time for a Variance to reduce the setbacks.

SHARON BULLOCK, 2009 Alta Drive, appeared on behalf of the Housing Authority. She requested *along the north side of Sunrise Avenue* in Condition 3 be removed. MR. CLAPSADDLE responded that staff would agree to that deletion in Condition 3. However, originally the trail would go along Sunrise Avenue. Staff would like to have the trail be brought in through Sunrise Avenue, up through the property, along the ballfields, and along the north side of the property to connect to the school site on the north.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 5 – V-0034-00(1)

MINUTES – Continued:

DAVID CLAPSADDLE said the Planning and Development Department would like to add an additional condition as follows: *Allow a zero side yard setback for this development.*

There was no further discussion.

NOTE: See related Item 4 [V-0032-00(1)] for further discussion.
(6:28 – 6:32)

1-800

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on August 2, 2003 and the Variance will become void unless an Extension of Time is granted by the City Council.
2. Conformance to all applicable conditions of approval for Variance (V-0032-00).
3. A Multi-use Transportation Trail along the north side of Sunrise Avenue shall be provided and included on the Tentative Map submitted for this development in accordance with the Transportation Trails Element of the Las Vegas 2020 Master Plan.
4. Satisfaction of City Code requirements and design standards of all City departments.

Public Works

5. Conformance to all applicable conditions of approval for Variance (V-0034-00) and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0030-02(A) - CHARLES KORAS AND VANGEL DIMANIN - Petition for 5.0 acres generally located on the south side of Grand Teton Drive, 1,030 feet east of Puli Drive (APN: 126-13-101-004), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – APPROVED Items 1 and 6 through 9, subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 8, as her firm is involved with U. S. Homes.

To be heard by the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent Item.

There was no discussion.

(6:22 – 6:26)

1-610

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0037-02(A) - JUDIE COLLINS, ET AL - Petition for 6.8 acres generally located on the east side of Rio Vista Street, 170 feet north of Ann Road (APN's: 125-27-802-002, 003, 004, 005, 008, 009, & 012), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – APPROVED Items 1 and 6 through 9, subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 8, as her firm is involved with U. S. Homes

To be heard by the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent Item.

There was no discussion.

(6:22 – 6:26)

1-610

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

A-0039-02(A) - GEORGE LEE REYNOLDS ESTATE - Petition for 5.0 acres generally located adjacent to the northeast corner of Rome Boulevard and Fort Apache Road (APN: 125-20-301-010), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – APPROVED Items 1 and 6 through 9, subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 8, as her firm is involved with U. S. Homes

To be heard by the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent Item.

There was no discussion.

(6:22 – 6:26)

1-610

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

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DISCUSSION

SUBJECT:

A-0040-02(A) - BEN & JASMINE NEWMAN, ET AL - Petition for 30.39 acres generally located on the north side of Azure Drive, east and west of Rainbow Boulevard (APN's: 125-26-101-002 & 003 and 125-27-502-005), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – APPROVED Items 1 and 6 through 9, subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 8, as her firm is involved with U. S. Homes.

To be heard by the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent Item.

There was no discussion.

(6:22 – 6:26)

1-610

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0064-02 - J AND K VILLANI TRUST - Request for a Special Use Permit FOR A MINOR AUTOMOTIVE REPAIR GARAGE on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 10 [U-0064-02] and Item 11 [Z-0045-94(8)] be withdrawn without prejudice. The reason for the original Special Use Permit was to construct a minor automotive repair facility on the site. The applicant is no longer pursuing that option. When the City Council reviewed the Extension of Time they approved NS (Neighborhood Services) for this site, which would not allow minor automotive repair.

JIM VILLANI, 9325 Canyon Classic Drive, appeared in order to represent the application. He has accepted NS (Neighborhood Services) zoning on this property. He has a request for a Dollar Store on this site.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 10 - U-0064-02

MINUTES – Continued:

MR. CLAPSADDLE responded that the only items before the Planning Commission at this meeting is the issue of the minor automotive repair garage facility. The issue of NS (Neighborhood Services) zoning is not on the agenda. Just for the applicant's information, a 10,000-square foot Dollar Store would not be a permitted use in the NS (Neighborhood Services) district.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 10 [U-0064-02] and Item 11 [Z-0045-94(8)] was held under Item 10 [U-0064-02].

(6:07 – 6:10)

1-110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0045-94(8) - J AND K VILLANI TRUST -
Request for a Site Development Plan Review FOR A MINOR AUTOMOTIVE REPAIR GARAGE FACILITY on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JIM VILLANI, 9325 Canyon Classic Drive, appeared in order to represent the application.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 10 [U-0064-02] and Item 11 [Z-0045-94(8)] was held under Item 10 [U-0064-02].

(6:07 – 6:10)

1-110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0068-02 - GEOFFREY COMMONS - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), PROPOSED USE: 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE to the 11/7/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as he has an interest in property within the notice area

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this request was held in abeyance at a previous meeting for the applicant to hold a neighborhood meeting. The applicant would like this item held to the 11/7/2002 Planning Commission meeting in order to address concerns raised at the neighborhood meeting.

WILLIAM CROCKETT, Delta Engineering, 3131 Meade Avenue, Suite D, appeared in order to represent the owner. They would like this item held in abeyance to the 11/7/2002 Planning Commission meeting so they will have adequate time to contact the neighbors.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 12 – Z-0068-02

MINUTES – Continued:

ANITA DUESLER, 3320 North Bronco Street, said she would like to meet with the applicant, so she was in favor of the abeyance request. There are several residents in the area that have concerns about this store.

MR. CROCKETT said there would have been a neighborhood meeting held, but there were coordination problems since the applicant resides in Texas.

ROBERT GENZER, Director, Planning and Development, commented that if significant changes occur to the site plan as a result of the neighborhood meeting, staff will need sufficient time to review a revised site plan. MR. CROCKETT did not foresee any changes to the site plan.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0068-02] and Item 13 [Z-0068-02(1)] was held under Item 12 [Z-0068-02].

(6:10 – 6:14)

1-210

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0068-02(1) - GEOFFREY COMMONS -
Request for a Site Development Plan Review FOR A 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE to the 11/7/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as he has an interest in property within the notice area

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant would like this item held to the 11/7/2002 Planning Commission meeting

BILL CROCKETT, Delta Engineering, 3131 Meade Avenue, Suite D, appeared in order to represent the owner.

ANITA DUESLER, 3320 North Bronco Street, said she would like to meet with the applicant, so she was in favor of the abeyance request.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 13 – Z-0068-02(1)

MINUTES – Continued:

ROBERT GENZER, Director, Planning and Development, commented that staff will need sufficient time to review a revised site plan if there are changes.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0068-02] and Item 13 [Z-0068-02(1)] was held under Item 12 [Z-0068-02].

(6:10 – 6:14)

1-210

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - V-0057-02 - ROBERT AND VIRGINIA GOOD - Request for a Variance TO ALLOW 82 PARKING SPACES WHERE 138 PARKING SPACES ARE REQUIRED FOR A MIX OF EXISTING AND PROPOSED USES on property located at 901 South Rancho Drive (APN: 139-32-804-001), PD (Planned Development) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Petition In Approval

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this Item was originally held in abeyance to allow staff time to meet with the applicant and work out the number of parking spaces that are needed and what the Variance request should be. This was re-noticed to 82 spaces where 138 spaces are required. The original request was for 116 spaces. All the uses for the center are not known at this time. Several of the existing uses require more parking than other types of uses. This site is parking impaired. There are 82 spaces on the site. Four of those spaces will have to be re-striped to meet the handicapped section of the code. It is unknown whether this type of Item will have to come back in a year or two when all the development on the site is known. Staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 14 – V-0057-02

MINUTES – Continued:

JENNIFER LAZOVICH, Planning and Development, appeared on behalf of the applicants. This center was constructed in 1985. At that time, a parking Variance was not required. As a result, they provided 86 parking spaces. In 1997 the code changed for parking requirements and some of those uses got an increase in the amount of spaces being required. What triggered this Variance was they attempted to lease a space to a barber. However, he was told he could not lease a space in the center because of the lack of parking spaces. In addition, the current tenants are a dry cleaners and a check cashing facility. According to the code, spaces for those two tenants are for 15 parking spaces. Those businesses have customers that go in and out in five or ten minutes. The site has no room to expand the parking. There are 26 metered parking spaces on one side of Rancho Lane and 20 spaces on the other side of the street. They need a parking Variance before they can lease some of the spaces. She submitted a petition of approval with the signature of six business owners in the center. The bank on the end of the center did not agree to the Variance because they would have to obtain a signature of approval from their corporate office in another state. She concurred with staff's conditions.

TOM McGOWAN, resident of Las Vegas, asked if the metered parking is within the boundaries of the center. It cannot be assumed that the bank will approve of this Variance. CHAIRMAN GALATI said the metered parking is outside the center on the street.

TODD FARLOW, 240 North 19th Street, noted that when he has passed this center in the mornings the parking lot is never more than 50% full.

COMMISSIONER TRUESDELL felt this is a unique center. The businesses in this area avail themselves of the metered parking in the street. He has never seen the parking lot more than half full. Some of the persons that avail themselves of the services walk to them.

COMMISSIONER McSWAIN felt the viability of the center is paramount.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:32 – 6:43)

1-950

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0020-97) and [Z-0020-97(33)]. This applies to additional site development only.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 14 – V-0057-02

CONDITIONS – Continued:

2. Provide a minimum of four handicap parking spaces, with one van accessible parking space. All handicap parking shall meet Section 19.10.G.3 requirements.
3. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - V-0063-02 - RAFAEL RUIZ - Request for a Variance TO ALLOW CONSTRUCTION OF AN ADDITION EIGHT FEET FROM THE REAR PROPERTY LINE, WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on property located at 1230 South Seventh Street (APN: 162-03-515-007), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – DENIED - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance at the 9/12/2002 Planning Commission meeting to allow staff time to speak with the applicant and do some research. There is a permit for the garage and patio, but not a permit that allows this property to be converted into living space. This request would allow an addition to come eight feet from the rear property line where 15 feet is the minimum setback required. Staff feels there are alternative locations where an addition could be done that would not require a Variance. The construction is not in keeping with the neighborhood. It looks more like a casita. Neighborhood Services Department has raised concerns about a second living unit, which is not in keeping with the objectives of the John S. Park Neighborhood Plan. This hardship is self-imposed, so staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 15 – V-0063-02

MINUTES – Continued:

DAVID MONTROYA, 1165 West Blankenship Avenue, appeared in order to represent the owner of the property. They would be willing to make the addition smaller in the rear. A family lives in the house and they need more living space. There are solid walls that separate the bathroom that is attached to the conversion garage, but there is only one entrance from the living quarters and no way to go into the storage room or washroom from the inside of the house.

TOM MCGOWAN, 720 South Casino Center Boulevard, asked when the John S. Park Neighborhood Plan was adopted and when the John S. Park neighborhood was designated as historic. MR. CLAPSADDLE answered that on 12/19/2001 the City Council adopted the John S. Park Neighborhood Plan.

AL GALLEGOS, citizen of Las Vegas, said a casita is a house. CHAIRMAN GALATI responded that a casita is an accessory structure that has multiple uses, but has to fit within certain setback requirements. MR. CLAPSADDLE added that according to the code, a lot should be 80-feet wide to have a casita and this lot does not meet that requirement.

TODD FARLOW, 240 North 19th Street, appeared in protest. He objected to the appearance of this addition.

COMMISSIONER McSWAIN explained that she normally supports applications of this nature. However, there is a letter that is in objection, even though most of the neighbors are in favor. She felt this could be redesigned so the back of the lot is not crowded.

CHAIRMAN GALATI felt there are ways to accomplish additional living space on the property without needing a Variance.

COMMISSIONER EVANS commented that there are a number of mature neighborhoods where the development of casitas has been encouraged. When the John S. Park Neighborhood Plan was adopted, it provided a specific prohibition of rental units in single-family residences. Perhaps this property could be redesigned whereby a Variance would not be required.

CHAIRMAN GALATI said the John S. Park Neighborhood Plan is a neighborhood plan, not a zoning code; however, it sets guidelines.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 15 – V-0062-02

MINUTES – Continued:

COMMISSIONER TRUESDELL felt that if the living standards are compromised it would start a downward spiral in the area. This addition has the appearance of a separate residence.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:43 – 6:55)

1-1340

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - V-0062-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METRO POLICE DEPARTMENT - Request for a Variance TO ALLOW A 100-FOOT TALL TWO-WAY RADIO, TV, MICROWAVE COMMUNICATION TOWER A REAR SETBACK OF 244 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 300 FOOT REAR SETBACK at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE to the 11/7/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held at the 9/26/2002 Planning Commission meeting. At that meeting, concerns were raised about the elevations and appearance of the tower. At the last meeting, staff recommended approval of the Variance and Special Use Permit based on the odd configuration of the site, the public need for the tower, and the fact that the tower is placed as far away from the residences as possible. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 16 – V-0062-02

MINUTES – Continued:

JOHN SARGENT, KGA Architect, 4170 South Decatur Boulevard, Suite B-5, appeared on behalf of the owner. The existing tower is located in the parking lot of the Walker Furniture store. There are towers on Black Mountain, but they have no effect across the valley on the radios for Metro. This tower needs to broadcast over the interstate into the downtown area. In addition, there is an antenna on the side of the tower, which is 48 feet long. It does not exceed the height of the overall tower, but is attached to the top and bottom and needs to be at least 50 feet in the air to be properly attached. He concurred with staff's conditions.

TOM McGOWAN, 720 South Casino Center Boulevard, appeared in protest. He asked if this tower is referred to as an ICM. Are there any other ground structures that facilitate this tower? MR. SARGENT did not think this is a microwave, just a two-way radio. There is a storage unit that the equipment gets plugged into for the radio equipment. MR. McGOWAN felt that information should have been included in the Item text.

AL GALLEGOS, citizen of Las Vegas, appeared in protest. He felt this is a waste of money. This antenna could be placed on top of City Hall.

ROBERT GENZER, Director, Planning and Development, commented that since the last meeting, staff has tried to obtain a photograph of this tower from the applicant. The issue is whether a Special Use Permit and Variance are appropriate. He questioned staff's recommendation for approval now that he has seen the appearance of the tower at this meeting. Staff thought it was going to be more of a slimline design by being painted a "desert tan" to blend into its surroundings.

COMMISSIONER TRUESDELL did not feel this tower should be so close to residences. Perhaps this request should be held in abeyance for thirty days.

COMMISSIONER McSWAIN thought there must be a solution to this proposal.

COMMISSIONER EVANS questioned whether this tower needs to be on-site. The present location is industrial and the request is to move it into more of a residential area. MR. SARGENT replied that the existing tower is costing the County \$1,000 per month to keep it on the furniture store site. The goal is to move it onto a site that Metro controls. According to the CC&R's, in the Enterprise District this proposed location is acceptable.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 16 – V-0062-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 16 [V-0062-02] and Item 17 [U-0116-02] was held under Item 16 [V-0062-02].

(6:55 – 7:07)

1-1820

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0116-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT - Request for a Special Use Permit FOR A RADIO, TV, MICROWAVE, COMMUNICATION TOWER at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 11/7/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff recommends approval subject to the conditions.

JOHN SARGENT, KGA Architect, 4170 South Decatur Boulevard, Suite B-5, appeared on behalf of the owner.

TOM McGOWAN, 720 South Casino Center Boulevard, appeared in protest.

AL GALLEG0, citizen of Las Vegas, appeared in protest.

ROBERT GENZER, Director, Planning and Development, commented that staff has attempted to obtain a copy of the photograph of this tower from the applicant.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 17 – U-0116-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 16 [V-0062-02] and Item 17 [U-0116-02] was held under Item 16 [V-0062-02].

(6:55 – 7:07)

1-1820

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0106-02 - FREMONT PLACE, LIMITED LIABILITY COMPANY ON BEHALF OF RAY KOROGHLI - Request for a Special Use Permit FOR PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/DELICATESSEN at 228 Las Vegas Boulevard North (APN's: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 10/24/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this is a Special Use Permit for package liquor. This item was held in abeyance previously, because the applicant wanted additional time to address concerns. Now the applicant would like to have this item held in abeyance to the 10/24/2002 Planning Commission meeting to supplement the application. In addition, the applicant is out of town this evening.

LAYNE NORDSTROM, 7936 Evident Court, appeared on behalf of DAVID CROSBY, Crosby and Turner. MR. CROSBY represents the owner, but is out of town. They would like an abeyance until the 10/24/2002 Planning Commission meeting.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 18 – U-0106-2

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:14 – 6:16)
1-330

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0080-02 - PATRICK AND CECILIA DIFFER - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) TO: R-3 (Medium Density Residential) on 1.25 acres located adjacent to the south side of Van Buren Avenue, approximately 307 feet east of Lamb Boulevard (APN: 140-29-101-009), PROPOSED USE: 10-UNIT APARTMENT COMPLEX, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the reason for this rezoning is that the Site Development Plan Review requested R-2 (Medium-Low Density Residential) and does not allow apartments, but R-3 (Medium Density Residential) does allow apartments. The apartment complex to the south is zoned R-3 (Medium Density Residential). This site is designated Medium on the Southeast Sector of the General Plan. That allows a density of up to 25 units per acre. The density for this rezoning is 9.7 units per acre. This proposal consists of two four-plexes and one duplex. The duplex would have been allowed in R-2 (Medium-Low Density Residential), but the two four-plexes have necessitated the rezoning to R-3 (Medium Density Residential). Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 19 – Z-0080-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 19 [Z-0080-2] and Item 20 [SD-0037-02] was held under Item 19 [Z-0080-02].

(7:07 – 7:11)

1-2310

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements on Van Buren Avenue adjacent to this site and an appropriate paved transition to tie into existing pavement west of this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
5. Extend public sanitary sewer to this site along an alignment and to a depth and location acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 19 – Z-0080-02

CONDITIONS – Continued:

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.

The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - SD-0037-02 - PATRICK AND CECILIA DIFFER - Request for a Site Development Plan Review FOR A PROPOSED 10 UNIT APARTMENT DEVELOPMENT on 1.25 acres located adjacent to the south side of Van Buren Avenue, approximately 307 feet east of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone, [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance to allow the rezoning to catch up because R-2 (Medium-Low Density Residential) does not allow apartments as R-3 (Medium Density Residential) does. The design of this complex is in keeping with the area. The main condition in the list of conditions is to insure conformity to the Urban Design Guidelines and Standards. The width of the landscape planter is adequate to meet the code. However, staff will need information on the type and spacing of the landscape material. Prior to the issuance of a permit, staff would request more detailed landscape plans. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 20 – SD-0037-02

MINUTES – Continued:

PATRICK DIFFER, 1223 Starstone Court, Henderson, Nevada said he concurred with staff's conditions.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 19 [Z-0080-2] and Item 20 [SD-0037-02] was held under Item 19 [Z-0080-02].

(7:07 – 7:11)

1-2310

CONDITIONS:

Planning and Development

1. Approval of a Rezoning (Z-0080-02) to R-3 (Medium Density Residential) by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. All landscaping shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 20 – SD-0037-02

CONDITIONS – Continued:

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Construct half-street improvements on Van Buren Avenue adjacent to this site and an appropriate paved transition to tie into existing pavement west of this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Extend public sanitary sewer to this site along an alignment and to a depth and location acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 20 – SD-0037-02

CONDITIONS – Continued:

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0031-02 - JOHNSON FAMILY TRUST ON BEHALF OF JOE RISNER - Request to amend a portion of Southeast Sector Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on approximately 0.52 acres located at 2834 East Charleston Boulevard (APN: 139-36-402-013), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

NIGRO - DENIED - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this General Plan Amendment is to change this property from its current designation of SC (Service Commercial) to GC (General Commercial). The surrounding properties to the east and west are designated SC (Service Commercial) and the properties to the north are residential high density. This area is appropriate for SC (Service Commercial), but not for GC (General Commercial). Staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 21 – GPA-0031-02

MINUTES – Continued:

BILLY ARTHUR, Power Realty, 9599 West Charleston Boulevard, #2016, appeared on behalf of the Johnson Family Trust. Across the street on Charleston Boulevard is C-2 (General Commercial) zoning. To the east, on Mojave, is considerable industrial zoned property. This will be a fencing business. It will generate a low traffic volume. There is a curb cut that allows for right and left turn access into and out of the property without any major interference in the traffic flow. This property has been vacant for a long time. This business is existing in the 3000 block of Charleston Boulevard, but the applicant wants to move to this property.

TIM HASSELBALCH, 2850 East Charleston Boulevard, appeared in protest. This business should be in a manufacturing zone as they do a lot of welding and cutting. The Mexican restaurant to the west of the subject property has outdoor dining, so this will not be conducive to that business. He sells ice cream and candy at his business. Piping creates a rodent problem, which does not exist at the present time.

TODD FARLOW, 240 North 19th Street, appeared in protest. There will be a new Lowe's store across the street, which will greatly increase the traffic.

TOM MCGOWAN, 720 South Casino Center Boulevard, appeared in protest. He was concerned about the decibel level this business will create.

JOE RISNER, 3114 East Charleston Boulevard, appeared as the owner of the fencing business. He has about 12 employees and most of them leave the property in the morning and come back later in the afternoon. It is not a Sunday business. They get a daily delivery of pipes. This is not a noisy business.

MR. ARTHUR said he has been on the existing property many times and never heard any loud noise.

MARGO WHEELER commented that the uses in C-2 (General Commercial) are more intense than those allowed in SC (Service Commercial) and C-1 (Limited Commercial).

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 21 – GPA-0031-02

MINUTES – Continued:

DAVID GUERRA, Public Works, added that it is the Traffic Division's intention, through the Nevada Department of Transportation, that the left turn access across the island be removed upon development of this property.

COMMISSIONER TRUESDELL felt this area has an opportunity to start improving with Lowe's, apartments, etc.

CHAIRMAN GALATI noted that this area of town has a lot of housing. There needs to be more neighborhood type shops.

COMMISSIONER NIGRO was concerned about a precedent being set and intensity of the use.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 22 [Z-0074-02] and Item 23 [Z-0074-02(1)] for related discussion.

(7:11 – 7:31)

1-2500

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0074-02 - JOHNSON FAMILY TRUST ON BEHALF OF JOE RISNER - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-2 (General Commercial) on approximately 0.52 acres located at 2834 East Charleston Boulevard (APN: 139-36-402-013), PROPOSED USE: INDOOR/OUTDOOR STORAGE, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

NIGRO - DENIED - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this zoning would change the designation from C-1 (Limited Commercial) to C-2 (General Commercial). There is C-1 (Limited Commercial) to the east and west and immediately to the north is residential. The uses that are allowed within the SC (Service Commercial) and C-1 (Limited Commercial) would generally allow for building and landscape material/lumber yard. Therefore, a use being proposed could be accommodated within the existing General Plan Amendment, General Plan designation and zoning. Staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 22 - Z-0074-02

MINUTES – Continued:

BILLY ARTHUR, Power Realty, 9599 West Charleston Boulevard, #2016, appeared on behalf of the Johnson Family Trust.

TIM HASSELBALCH, 2850 East Charleston Boulevard, appeared in protest.

TODD FARLOW, 240 North 19th Street, appeared in protest.

TOM McGOWAN, 720 South Casino Center Boulevard, appeared in protest.

JOE RISNER, 3114 East Charleston Boulevard, appeared as the owner of the fencing business.

DAVID GUERRA, Public Works, commented on the traffic situation.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 21 [GPA-0031-02] and Item 23 [Z-0074-02(1)] for further discussion.
(7:11 – 7:31)

1-2500

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0074-02(1) - JOHNSON FAMILY TRUST ON BEHALF OF JOE RISNER - Request for a Site Development Plan Review and a Waiver of the On-Site Landscape Requirements FOR A 1,800 SQUARE FOOT COMMERCIAL BUILDING on 0.52 acres located at 2834 East Charleston Boulevard (APN: 139-36-402-013), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

NIGRO - TABLED - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this development plan needs considerable work. The building, layout, storage areas and landscaping could be re-worked within the existing General Plan and zoning. It is possible for this applicant to move forward with a project that would meet code requirements without necessitating all of the applications on this agenda. Staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 23 – Z-0074-02(1)

MINUTES – Continued:

BILLY ARTHUR, Power Realty, 9599 West Charleston Boulevard, #2016, appeared on behalf of the Johnson Family Trust.

TIM HASSELBALCH, 2850 East Charleston Boulevard, appeared in protest.

TODD FARLOW, 240 North 19th Street, appeared in protest.

TOM McGOWAN, 720 South Casino Center Boulevard, appeared in protest.

JOE RISNER, 3114 East Charleston Boulevard, appeared as the owner of the fencing business.

DAVID GUERRA, Public Works, commented on the traffic situation.

COMMISSIONER TRUESDELL commented that if this General Plan Amendment is approved at the City Council, the Planning Commission has not spent enough time on the site plan.

MS. WHEELER suggested tabling this application.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 21 [GPA-0031-02] and Item 22 [Z-0074-02] for related discussion.

(7:11 – 7:31)

1-2500

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0075-02 - CONCORDIA HOMES NEVADA INC, ET AL -
Request for a Rezoning FROM: U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential – Town Center) General Plan Designation] TO: T-C (Town Center) on 17.77 acres located adjacent to the southeast corner of Deer Springs Way and Fort Apache Road (APN's: 125-20-301-001, 002, 004 and 005) PROPOSED USE: 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable

MOTION:

TRUEDELL – ABEYANCE to the 10/24/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 24 [Z-0075-02] and Item 25 [Z-0075-02(1)] be held in abeyance to the 10/24/2002 Planning Commission meeting. The applicant is incorporating an additional parcel into this property, which will make a better design.

AARON YAMACHIKA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He requested Item 24 [Z-0075-02] and Item 25 [Z-0075-02(1)] be held in abeyance until the 10/24/2002 Planning Commission meeting.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 24 –Z-0075-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 24 [Z-0075-02] and Item 25 [Z-0075-02(1)] was held under Item 24 [Z-0075-02].

(6:18 – 6:20)

1-480

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0075-02(1) - CONCORDIA HOMES NEVADA INC, ET AL -
Request for a Site Development Plan Review FOR A 120-LOT SINGLE FAMILY
RESIDENTIAL SUBDIVISION on 17.77 acres located adjacent to the southeast corner of Deer
Springs Way and Fort Apache Road (APN's: 125-20-301-001, 002, 004, and 005), U
(Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan
Designation], [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE to the 10/24/2002 Planning Commission meeting -
UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 24
[Z-0075-02] and Item 25 [Z-0075-02(1)] be held in abeyance to the 10/24/2002 Planning
Commission meeting.

AARON YAMACHIKA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of
the applicant.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 24 [Z-0075-02] and Item 25 [Z-0075-02(1)] was held under Item
24 [Z-0075-02].

(6:18 – 6:20)

1-480

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0076-02 - ROSE GRAVANTE ON BEHALF OF RL HOMES -
Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD7 (Residential Planned Development – 7 Units per Acre) on 5.0 acres located adjacent to the south side of Gilmore Avenue, approximately 950 feet east of Grand Canyon Drive (APN: 138-07-601-003), PROPOSED USE: 34-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this rezoning will allow the applicant to develop a 34-lot single-family residential subdivision on a five-acre site. This rezoning is compatible with the ML (Medium-Low Density Residential) designation of this site, which allows up to eight units per acre. The R-PD7 (Residential Planned Development – 7 Units per Acre) allows a density of 7.49 units per acre. This proposal is compatible with the zoning of the surrounding land, which includes R-CL (Residential Compact Lot) and R-PD6 (Residential Planned Development – 7 Units per Acre) and R-PD7 (Residential Planned Development – 7 Units per Acre). The R-PD district contains an open space requirement. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 26 – Z-0076-02

MINUTES – Continued:

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. She concurred with the conditions.

TOM McGOWAN, 720 South Casino Center Boulevard, asked the size of the parcels, the size of the residences, and how many people will be allowed to live in this subdivision. MS. LAZOVICH said the homes are around 1,700 to 2,200 square feet.

TODD FARLOW, 240 North 19th Street, appeared in protest. The surrounding areas have open space waivers. This property should be turned into a park. He wondered where the children will play. This density is too high. MR. LEOBOLD explained that there is a Metro Police Park a short distance to the west.

COMMISSIONER EVANS was aware that this is the last piece to be developed, but did not feel the open space should be eliminated just because the surrounding developments were not required to have open space.

COMMISSIONER TRUESDELL noted that different considerations need to be given to infill pieces. This project is compatible with developments in the surrounding areas. The size of these homes is substantial.

COMMISSIONER McSWAIN was concerned about the adjacent properties along the western boundary which have the side exposure that back up to this development. That space has a smaller setback. She wondered if the developer would consider single story homes along that western edge as opposed to two stories.

MS. LAZOVICH said there is a mix of single story and two story homes. She was unsure if the developer would consider one-story homes along the western property line.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 26 [Z-0076-02], Item 27 [VAR-1006] and Item 28 [SDR-1022] was held under Item 26 [Z-0076-02].

(7:31 – 7:43)

1-3520

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 26 – Z-0076-02

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Gilmore Avenue.
4. Construct half-street improvements on Gilmore Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on-site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 26 – Z-0076-02

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1006 - ROSE GRAVANTE ON BEHALF OF RL HOMES -
Request for a Variance TO ALLOW NO OPEN SPACE WHERE 0.56 ACRES IS REQUIRED FOR A PROPOSED 34-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION adjacent to the south side of Gilmore Avenue, approximately 950 feet east of Grand Canyon Drive (APN: 138-07-601-003) [PROPOSED:R-PD7 (Residential Planned Development - 7 Units per Acre) Zone], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions – Motion carried with EVANS voting NO

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this Variance will allow the applicant to develop a 34-lot single-family subdivision on a five-acre site with no open space where .56 acre would be required. This site is the last undeveloped piece of land in an area surrounded by an existing development of a similar scale, type and design. The land to the east and northwest is zoned R-CL (Residential Compact Lot) and developed accordingly. They don't contain any open space. The land to the north is zoned R-PD7 (Residential Planned Development – 7 Units per Acre) and developed accordingly with a waiver to the required open space and contain no open space. The land to the west and south of this site is zoned R-PD6 (Residential Planned

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 27 – VAR-1006

MINUTES – Continued:

Development – 6 Units per Acre) with about 8,000 square feet of open space for a 30-acre existing development. There will not be a substantial detriment to the public good as a result of this Variance. Staff recommended approval subject to the conditions.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant.

TOM MCGOWAN, 720 South Casino Center Boulevard, appeared to receive clarification on the project.

TODD FARLOW, 240 North 19th Street, appeared in protest.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 26 [Z-0076-02], Item 27 [VAR-1006] and Item 28 [SDR-1022] was held under Item 26 [Z-0076-02].

(7:31 – 7:43)

1-3520

CONDITIONS:

Planning and Development

1. Approval of and conformance to the conditions of approval for Rezoning (Z-0076-02) and Site Development Plan Review (SDR-1022).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1022 - ROSE GRAVANTE ON BEHALF OF RL HOMES -
Request for a Site Development Plan Review and a Waiver of the six-foot Perimeter Landscape Requirement FOR A 34-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the south side of Gilmore Avenue, approximately 950 feet east of Grand Canyon Drive (APN: 138-07-601-003) [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre) Zone], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions – Motion carried with EVANS voting NO

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site plan shows a 34-lot single-family subdivision on a five-acre site served by a public cul-de-sac with access to Gilmore Avenue. The site plan has a density of 6.8 units per acre and is compatible with the proposed R-PD7 (Residential Planned Development – 7 Units per Acre), which allows a density of up to 7.49 units per acre. The applicant has requested a waiver of the perimeter landscaping requirement along Gilmore Avenue. That is appropriate as the site plan contains a number of lots that front onto Gilmore Avenue, in which the front yards of the lots will provide for effective landscaping when viewed from Gilmore Avenue. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 28 – SDR-1022

MINUTES – Continued:

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant.

TOM McGOWAN, 720 South Casino Center Boulevard, appeared to receive clarification on the project.

TODD FARLOW, 240 North 19th Street, appeared in protest.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 26 [Z-0076-02], Item 27 [VAR-1006] and Item 28 [SDR-1022] was held under Item 26 [Z-0076-02].

(7:31 – 7:43)

1-3520/2-1

CONDITIONS:

Planning and Development

1. Approval of a Rezoning [Z-0076-02] to R-PD7 (Residential Planned Development - 7 Units Per Acre) by the City Council.
2. An Open Space Variance (VAR-1006) approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. The setbacks for this development shall be a minimum of 16 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 28 – SDR-1022

CONDITIONS – Continued:

7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on-site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
13. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0076-02 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0067-02 - VALERIE L JUICK - Request for a Variance TO ALLOW A 28-FOOT FRONT YARD SETBACK, WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED for a proposed attached garage addition on property located at 5112 Royer Ranch Road (APN: 125-33-302-005), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES - DENIED – UNANIMOUS with McSWAIN voting NO and QUINN not voting

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant would like to erect a three-car garage in the front yard. This Variance is needed because the previous owner converted the existing garage to living space. The garage conversion was done without a building permit. This garage is the first of several home improvements. The neighbors are in favor of this proposal. No evidence of any unique or extraordinary circumstance has been determined since alternative locations are available on the site. The addition could be reconfigured to meet all required setbacks. This hardship is self-created by the owner. The 44% deviation request is excessive from the code requirements. Staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 29 – V-0067-02

MINUTES – Continued:

PAUL BROWN, Paul Brown and Associates, 2580 Duneville Street, Suite 107, appeared on behalf of the applicant. Contrary to what was just stated, there are no alternatives to where the garage could be placed on the property. The expansive space to the north is a right-of-way to get to the rear where there are buildings for horses. There are a lot of trees on the south end of the property. The garage would still be over 50 feet away from Royer Ranch Road.

COMMISSIONER McSWAIN was concerned that one of the neighbors on Adler Circle is complaining. MS. JUICK was unaware that any neighbors were complaining. She added that there is a long driveway that goes to the rear of the property where there are corals and stables. COMMISSIONER McSWAIN noted that the entire front edge of the property is going to be imposing on the setback. If the garage were not where it is being proposed, there would be cars parked on that portion of the property.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:43 – 7:51)

2-310

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0068-02 - SCHNIPPEL FAMILY LIMITED PARTNERSHIP ON BEHALF OF NEVADA HAND - Request for a Variance TO ALLOW 80 PARKING SPACES, WHERE 116 SPACES ARE THE MINIMUM REQUIRED in conjunction with a proposed high density residential senior housing development (Bonanza Pines) on 3.14 acres, located adjacent to the north side of Bonanza Road, approximately 1,000 feet east of Sandhill Road (APN: 140-30-802-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD25 (Residential Planned Development - 25 Units per Acre), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions with application amended to 96 parking spaces – **UNANIMOUS** with QUINN excused

To be heard by the City Council on 11/6/2002.

NOTE: COMMISSIONER McSWAIN said that in the past her firm has done work for Nevada Hand, but not at the present time.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant has stated that the developer has had experience with similar senior citizen apartment complexes in the Las Vegas valley. The parking needs were less than the minimum parking standards imposed since limited income

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 30 – V-0068-02

MINUTES – Continued:

seniors tend to have lower rates of automobile ownership. No evidence of any unique or extraordinary circumstances have been presented to warrant approval of this request. This site does not have any physical hardship or constraints related to its development. Parking requirements could be met by reducing the number of units. Additionally, the applicant has not presented any indication as to why the recently approved Variance was insufficient. They have requested a 31% reduction in the required parking. This request would bring parking below a 1 to 1 relationship to the number of units. Staff recommended denial.

RICHARD TURNER, LR Nelson Engineers, 3035 East Patrick Lane, Suite 9, appeared on behalf of the applicant. This is a request for a parking reduction associated with a 96-unit senior housing project. They are requesting 80 parking spaces. Nevada Hand manages seven affordable senior housing projects within the Las Vegas valley. All the residents are required to register their cars with Nevada Hand. In their existing projects, approximately 60% of the residents own vehicles. This is a reduction from 1.2 spaces to .83 spaces per unit. This would enable 75% of the residents to own vehicles and still have the required visitor parking. Nevada Hand provides shuttle service for its residents to the adjacent commercial and recreational facilities in the area. Staff is concerned that there may be a change in the use, but low-income senior housing projects cannot change for 50 years according to Nevada State Law.

TOM McGOWAN, 720 Casino Center Boulevard, appeared in protest. He asked how many senior citizens reside in this facility, how many of them have relatives who may visit them, and how will those visitors get to and from this facility.

TODD FARLOW, 240 North 19th Street, appeared in approval. Nevada Hand does a very good job. There is always parking at the one he has seen.

COMMISSIONER EVANS wondered if there has been a design change since they were approved for 101 spaces. MR. TURNER said the building setbacks adjacent to the future commercial uses along the frontage were increased from 20 feet to 40 feet.

COMMISSIONER McSWAIN asked how many people could live in each unit. MR. TURNER replied that these are one-bedroom units for couples or singles.

MR. TURNER said a reduction in parking allows for more areas of vegetation.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 30 – V-0068-02

MINUTES – Continued:

CHAIRMAN GALATI said he would prefer a 1 to 1 ratio of parking spaces to units, so the application should be amended to 96 spaces. This is a wonderful project.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:51 – 8:07)

2-550

CONDITIONS:

Planning and Development

1. Approval of and conformance to the conditions of approval for Rezoning (Z-0089-01) and Site Development Plan Review [Z-0089-01(1)].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0070-02 - JOHN AMORE - Request for a Variance TO ALLOW FOR A FOUR-FOOT FRONT YARD SETBACK WHERE TWENTY FEET IS THE MINIMUM REQUIRED AND A 4.5-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED for an existing carport on 0.11 acres located at 620 Princeton Street (APN: 138-25-713-135), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant has erected a carport that overlaps into the front and side yard areas. The applicant's justification letter states that the carport was constructed without a permit because he was unaware he had to obtain a permit. The carport is needed to keep the family's automobiles out of the heat and provide for the applicant's disabled father's access. The neighbors do not object and similar carports exist in the vicinity. No evidence of any unique or extraordinary circumstance associated with this site has been demonstrated. No variances for similar carports are found within the immediate vicinity of the subject property. The applicant would like to reduce the side yard setback by 10% and the front yard setback by 80%. An eight-foot reduction in the front would be sufficient to make the

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 31 – V-0070-02

MINUTES – Continued:

carport conform, which would still be a 60% reduction in the standard. This hardship is self-created by attempting to overbuild beyond the parameters of the R-1 (Single Family Residential) district. Staff recommended denial.

JOHN AMORE, 620 Princeton Street, said approximately four or five years ago this carport was constructed by a contractor. He did not know that he needed to obtain a permit. There are 67 of these carports in his subdivision. When he purchased his house, there was a cracked sidewalk in front so he redid it. He wanted the sidewalk to be safe for his handicapped father.

TODD FARLOW, 240 North 19th Street, appeared in protest. There needs to be a stop to constructing carports without a permit as there are many in his neighborhood without a permit.

AL GALLEGOS, citizen of Las Vegas, appeared in approval. This carport is beautiful. The City has to realize that a lot of the houses in the valley were built many years ago. Years later the owner is being told to demolish his carport.

COMMISSIONER McSWAIN felt the applicant's property is clean, so she plans to support this application.

DAVID GUERRA, Public Works, noted that the sidewalk should have a permit whether it is done on the applicant's property or public right-of-way. The difference being that if it is on private property the applicant can pull the permit and build the sidewalk himself, but if it is in a City right-of-way, a licensed contractor must pull the permit and do the work.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:07 – 8:19)

2-1110

CONDITIONS:

Planning and Development

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 31 – V-0070-02

CONDITIONS – Continued:

2. The side setback shall be no less than four and one-half (4.5) feet from the side property line and no less than eight (8) feet from the front property line for the building footprint, and the projection of architectural features, including roof overhangs, shall not project more than two (2) feet.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Obtain approval from the Department of Building and Safety for the structure.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0119-02 - I RENT B & E, LIMITED LIABILITY COMPANY -
 Request for a Special Use Permit FOR A PAWN SHOP on property located at 520 North Eastern Avenue (APN: 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESEL - APPROVED subject to conditions with additional conditions that *weapons including, but not limited to firearms and knives, shall not be sold at this location, and hours of operation from 9:00 a.m. to 9:00 p.m.* – Motion carried with EVANS and GOYNES voting NO and QUINN excused

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated pawn shops are allowed in C-1 (Limited Commercial) districts with the approval of a Special Use Permit in conformance to non-waiverable conditions listed in Title 19, which includes no outdoor display, sales or storage of merchandise. This pawnshop will be established on an existing commercial site. This use will be in conformance with the requirements in Title 6 and Title 19. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 32 – U-0119-02

MINUTES – Continued:

WINSTON HENDERSON, Winston Henderson Architect, 1555 East Flamingo Road, Suite 350, appeared in order to represent the applicant. He concurred with staff's conditions.

FRANK McVEY, 2645 Cedar Avenue, appeared in protest. On Bonanza Road there is a pawnshop. This proposed pawnshop would only be a block and a half away. There is a cash checking facility and swap meet in the area. This is degrading the neighborhood. A drug store moved out of the area because it incurred too many thefts.

TODD FARLOW, 240 North 19th Street, appeared in protest. Landscaping is desperately needed in this area and it has to be maintained.

COMMISSIONER McSWAIN commented that a pawnshop is not doing a service to this area. She wondered what type of merchandise is being handled. When properties are so close to housing they are usually offices. MR. HENDERSON replied that there is no limitation on the merchandise, but no exterior storage yard would be allowed. This should contribute to the stability of the area. The landscaping will be maintained. This addition will have an office character. The landscaping could be enhanced between the residential and this addition.

CHAIRMAN GALATI recalled a similar application and felt the conditions on this request should be consistent with that previous application. Perhaps there should be a condition prohibiting firearms.

ERMINIA DROBKEN, owner of Pioneer Loan and Jewelry, appeared in order to represent this application. This is an established pawnshop since 1935. They have to move from their present location because their business has declined. They have been voted No. 1 by the Review-Journal. They deal with all types of merchandise.

COMMISSIONER TRUESDELL felt there is a difference between the two neighborhoods. The pawnshop around the corner limits firearms.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 32 – U-0119-02

MINUTES – Continued:

BILL DROBKEN, owner of Pioneer Loan and Jewelry, appeared in order to represent this application. Federal law mandates that every sale, etc. on firearms goes through Carson City, Nevada. They have existing clients. The firearms are put in a safe. There is a City waiting period of three days and Federal is longer.

COMMISSIONER EVANS felt there were too many pawn shops in the community already. This will not enhance the neighborhood.

CHAIRMAN GALATI suggested trailing this item while staff looks up the previous application so those conditions can be applied to this application.

CHAIRMAN GALATI recalled this item after Item 38 [VAC-0070-02].

DAVID CLAPSADDLE said the conditions for the Super Pawn at 2300 East Bonanza Road are as follows:

1. Weapons including, but not limited to firearms and knives, shall not be sold at this location.
2. Hours of operation from 9:00 a.m. to 9:00 p.m.
3. Drive-thru window not to be open for at least six months.
4. No outdoor display, sales or storage of any merchandise is permitted.
5. Compliance with Title 6 of the Las Vegas Municipal Code.
6. Conformance to the plot plan and building elevations.

MRS. DROBKEN asked if the previous applicant's license was new or one that was moved to a new location.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 32 – U-0119-02

MINUTES – Continued:

MR. CLAPSADDLE responded that those conditions were imposed at the time of the Conditional Use Permit. It was a new pawnshop and secondhand dealership in conjunction within an existing shopping center. ROBERT GENZER, Director, Planning and Development, verified that Super Pawn was a new business.

MR. DROBKEN noted that the Super Pawn does not carry firearms. That was a brand new business on Bonanza Road. In this case, they have been downtown and they do not have parking. In the past six years, they have been recognized by the Better Business Bureau. They run a clean operation and have never had any complaints. Most of their merchandise is jewelry. They follow the laws. They want to continue their same type of operation.

COMMISSIONER TRUESDELL noted that a Special Use Permit is related to a location, not a previous business.

MR. HENDERSON wondered if the amount of firearms could be limited. DEPUTY CITY ATTORNEY BRYAN SCOTT thought a condition limiting firearms would be too difficult to enforce.

MRS. DROBKEN suggested just taking in firearms as a loan and selling them to wholesalers.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 33 [SD-0041-02] for further discussion.

(8:19 – 8:37/8:47 – 8:58)

2-1560-2350/2-2840-3400

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Pawn Shop use.
2. Approval of and conformance to the conditions of approval for the Site Development Plan Review (SD-0041-02).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SD-0041-02 - I RENT B & E, LIMITED LIABILITY COMPANY -
Request for a Site Development Plan Review and a Reduction of the On-Site Landscape Requirements FOR A PROPOSED RETAIL BUILDING ADDITION on 0.55 acres, located at 520 North Eastern Avenue (APN: 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions with Condition 3 amended to indicate 39 required parking spaces – Motion carried with EVANS and GOYNES voting NO and QUINN excused

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant is proposing to build a 3,590 square foot retail addition to an existing building. The addition will be located in the northeast corner of the site and will meet all setback requirements of the C-1 (Limited Commercial) zoning district. There will be 36 parking spaces where 39 spaces are the minimum required. Two access points are proposed in the site plan, one from Eastern Avenue and one from Mesquite Avenue. A condition to eliminate Mesquite Avenue access is recommended in order to provide the additional three parking spaces. Mesquite Avenue is a deadend street that has residential, so there is no advantage in having that access because where Mesquite Avenue intersects with Eastern Avenue there is a median, so it's a right in, right out to Mesquite Avenue as well as to the existing entrance to this parking lot from Eastern Avenue.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 33 – SD-0041-02

MINUTES – Continued:

The applicant did not offer justification for the landscape reduction. A partial reduction in the landscape requirements is appropriate. There is a condition recommending three additional trees along Mesquite Avenue in order to compensate for the lack of landscape planter finger islands. All the shrubs and ground cover should meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

The building elevations depict a continuation of the brown concrete block exterior with a flat roof. The applicant's representative had indicated the existing building will be refinished to complement the architecture of the proposed building addition. There is a condition to refinish the existing building.

Staff recommended approval subject to the conditions.

WINSTON HENDERSON, Winston Henderson Architect, 1555 East Flamingo Road, Suite 350, appeared in order to represent the applicant. He requested Condition 3 be amended to 39 required parking spaces.

FRANK McVEY, 2645 Cedar Avenue, appeared in protest.

TODD FARLOW, 240 North 19th Street, appeared in protest.

BILL and EDWENA DROBKIN, owner of Pioneer Loan and Jewelry, appeared in order to represent this application.

DEPUTY CITY ATTORNEY BRYAN SCOTT thought a condition limiting firearms would be too difficult to enforce.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 32 [U-0119-02] for further discussion.

(8:19 – 8:37/8:47 – 8:58)

2-1560-2350/2-2840-3400

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 33 – SD-0041-02

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the elimination of access to Mesquite Avenue and to provide four additional parking spaces along the Mesquite Avenue frontage for a total of 40 required parking spaces. If the four additional parking spaces are not provided, the applicant shall submit a Variance application for parking, to be approved by City Council.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect three additional twenty-four inch box trees along Mesquite Avenue in addition to the required minimum 24-inch box trees planted a maximum of 20 feet on-center. All shrubs and groundcover shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.
5. The elevations of the existing building shall be refinished to complement the elevations of the building addition.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 33 – SD-0041-02

CONDITIONS – Continued:

11. Any new property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate those portions of Mesquite Avenue to ensure that the entire width of the required 5-foot sidewalk will be contained within the public right-of-way. Alternatively, grant a Pedestrian Access Easement from the back of the existing right-of-way to the back of the required 5-foot sidewalk.
15. Remove all substandard public street and alley improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 33 – SD-0041-02

CONDITIONS – Continued:

Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. Obtain an Occupancy Permit for all landscaping and private improvements (driveways) in the Eastern Avenue public right-of-way adjacent to this site.
19. Landscape and maintain all unimproved right-of-way on Eastern Avenue and Mesquite Avenue adjacent to this site.
20. Obtain an Encroachment Agreement for all landscaping and private improvements in the Mesquite Avenue public right-of-way adjacent to this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0120-02 - TJP WEINER FAMILY TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR - Request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property located 2101 South Decatur Boulevard (APN: 163-01-708- 004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

STAFF IS REQUESTING THAT THIS ITEM BE STRICKEN DUE TO PENDING LITIGATION BETWEEN THE CITY AND THE APPLICANT REGARDING THIS SITE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL - TABLED - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this is a request for a 40-foot high, 14-foot by 48-foot billboard at 2101 South Decatur Boulevard. On 9/19/2001, the City Council denied a similar request. Subsequently, the applicant filed a lawsuit, which is still pending. Therefore, this item should be stricken.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 34 – U-0120-02

MINUTES – Continued:

ATTORNEY PAUL LARSEN, Lionel Sawyer & Collins, 300 South Fourth Street, said there is a hearing pending on the litigation on 11/5/2002. When this item is heard at the 11/7/2002 Planning Commission meeting, the outcome of that litigation will be known. At that time, it will be determined whether the matter is moot or can be reviewed further by the Planning Commission.

DEPUTY CITY ATTORNEY BRYAN SCOTT added that he has not received a notice of the court hearing on 11/5/2002. That is an assumption it will be heard on that day. If the court delays the suit, this item will have to be held in abeyance again. This item can either be tabled or abeyed.

CHAIRMAN GALATI felt this item should be tabled at this meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:16 – 6:18)

1-390

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0121-02 - MELVIN AND DARLA TURNER ON BEHALF OF TELOS ENTERPRISES INC. - Request for a Special Use Permit FOR RECREATIONAL VEHICLE/BOAT STORAGE on property located at 1721 North Decatur Boulevard (APN's: 138-24-804-005, 006 and 017), U (Undeveloped) Zone [GC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

4. Location Map
5. Conditions For This Application
6. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, explained that the justification letter states that the development in the area is fairly mature with an automotive repair and parts sales facility developed to the east of this site in recent years. Title 19 was recently amended to create a recreational vehicle and boat storage category which is allowed in a C-1 (Limited Commercial) zone with a Special Use Permit. This use will be established within a proposed automobile and recreational vehicle facility. A related Site Development Plan Review will be tabled at the City Council to the 10/16/2002 meeting in order for this Special Use Permit to be considered. This use will be in conformance with the Las Vegas Zoning Code, Title 19. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 35 – U-0121-02

MINUTES – Continued:

STEVE HANSON, 7390 West Sahara Avenue, appeared on behalf of the applicants. He requested approval.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:37 – 8:40)

2-2350

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for Recreational Vehicle and Boat Storage use.
2. Approval of and conformance to the conditions of approval for Rezoning (Z-0107-01) and Site Development Plan Review (Z-0107-01(1)) and all other subsequent site related actions.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
6. Site development to comply with all applicable conditions of approval for Z-107-01 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - WVR-0005-02 - PARDEE HOMES OF NEVADA - Request for a Waiver of the Subdivision Standards (Title 18) TO ALLOW FOR EIGHT MODEL HOMES WHERE SIX ARE THE MAXIMUM ALLOWED AND TO ALLOW A TEMPORARY TRELLIS STRUCTURE TO OCCUPY TWO ADJOINING PARCELS on property located adjacent to the northeast corner of Tee Pee Lane and Severance Lane (APN's: 125-18-701-012 and 014), U (Undeveloped) Zone [(TC (Town Center) General Plan Designation)] under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

4. Location Map
5. Conditions For This Application
6. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions – **UNANIMOUS** with **GOYNES** not voting and **QUINN** excused

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the proposed waiver to the subdivision ordinance will allow the applicant to develop eight model homes in an area proposed for a 20-acre single-family residential subdivision. The ordinance limits the number of model homes to six prior to recordation of the Final Map. After recordation of the Final Map, any number of model homes is allowed. This request is not a significant deviation from the currently allowed

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 36 – WVR-0005-02

MINUTES – Continued:

maximum. The applicant has also requested the placement of a temporary trellis to connect the first show home, which is the entry to the model home complex, with the parking area. That requires a waiver of the side yard setback to zero feet. This waiver is for a two-year period of time wherein both the trellis and parking area will be removed. This waiver is for a two-year period. Staff recommended approval subject to the conditions.

DIANA BOSSARD, Bossard Developer Services, 2920 North Green Valley Parkway, #814, Henderson, Nevada appeared in order to represent Pardee Homes. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:40 – 8:42)

2-2460

CONDITIONS:

Planning and Development

1. All City Code Requirements and all City Departments design standards shall be met.
2. Approval of the Waiver shall be for no more than two (2) years.
3. Consultation with and approval of the Building Official regarding relevant provisions of the Uniform Building Code.

Public Works

4. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0034-01 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MSP-0010-02 - PACIFIC REALTY ASSOCIATES LIMITED PARTNERSHIP - Request for a Master Sign Plan Review FOR AN EXISTING RETAIL CENTER on 6.46 acres located at 701-721 North Rancho Drive (APN: 139-29-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 11/7/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant is redesigning the pylon sign, so they would like this held until the 11/7/2002 Planning Commission meeting.

No one appeared in order to represent the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:20 – 6:21)

1-540

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING -VAC-0070-02 - CORNERSTONE COMPANY ON BEHALF OF CHETAK DEVELOPMENT - Petition of Vacation to vacate a public alley generally located north of Sahara Avenue, west of Paradise Road, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO - APPROVED subject to conditions with Condition 7 amended to add Condition 4 in second line of first sentence – **UNANIMOUS** with QUINN voting NO and TRUEDELL abstaining as he is the owner of Cornerstone Company

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant has justified this request by indicating that the Vacation will assist in limiting illegal activities that occur in this vicinity by controlling access to the site. The proposed Vacation of a portion of alleyway will not eliminate access or adversely affect any abutting parcels. Condition 7 should reference Condition 4. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 38 – VAC-0070-02

MINUTES – Continued:

WILL KEMP, 3800 Howard Hughes Parkway, appeared on behalf of Chetak Development. The surrounding properties are owned by Chetak Development. The purpose of this request is to vacate a portion of the alleyway, which is along the back of the Sahara Paradise Shopping Center building. The reason Chetak Development would like to vacate the alleyway is that there is a lot of foot traffic in the alley. People who don't want to be seen using the Strip or Paradise use that alleyway for criminal activities. They want to vacate the alleyway and build a fence so people cannot go back and forth. Their security company has talked to Metro, who supports this idea for public safety reasons. The only issue that staff has brought up is that there is going to be a portion of the alleyway that will still be public. That portion will have trucks coming in and turning around. They have agreed to move a trash container to allow that type of maneuvering.

TODD FARLOW, 240 North 19th Street, asked if there are any fire concerns. MR. KEMP responded that the Fire Department was consulted and they did not have any concerns. Fire vehicles will be able to come into the alley.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:42 – 8:47)

2-2560

CONDITIONS:

1. Provide a plan for the termination of the public alley in a turnaround acceptable to the Department of Public Works and the Department of Fire Services prior to recordation of an Order of Vacation for this site. Alternatively, provide realigned outlets from the existing public alley to the adjacent public streets in a manner acceptable to the adjacent property owners, the Department of Public Works and the Department of Fire Services. Additional public alley dedication and/or easement rights may be required; if so they shall be provided prior to recordation of an Order of Vacation.
2. Retain a 20-foot wide public sewer easement for the existing public sewer currently located in this alley, unless a plan to relocate such sewer is submitted to and approved by the Department of Public Works. Such sewer relocation, if proposed, shall be constructed and operational prior to recordation of the Order of Vacation for this site.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 38 – VAC-0070-02

CONDITIONS – Continued:

3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. If the alley is no longer to be used for vehicular traffic, the existing curb cuts shall be removed and replaced with sidewalk, curb, and gutter meeting current City Standards.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that the condition regarding the modification of public improvements at the applicant's expense may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0071-02 - SALVATION ARMY - Petition of Vacation to vacate a portion of Public Right-Of-Way located on the south side of Owens Avenue, east of the Union Pacific Railroad, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESEL - APPROVED subject to conditions with Condition 6 amended to add Condition 3 in second line of first sentence and delete the following words: *regarding the modification of public improvements at the applicant's expense* – **UNANIMOUS** with **QUINN** excused

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the justification letter submitted by the Salvation Army states that this Vacation of a portion of Owens Avenue would allow better control of the access to its dining room and prevent camping. The proposed Vacation is unused right-of-way and will not eliminate access or adversely affect any abutting properties. There is a condition requiring the applicant to reimburse the City of Las Vegas for the \$58,700.00, which the City paid for this property in 1972. Condition 6 needs to reference Condition 3. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 39 – VAC-0071-02

MINUTES – Continued:

MAJOR WILLIAM RAIHL, Salvation Army, 2900 Palomino Lane, said the City approached them to vacate the right-of-way. The homeless camp along Owens Avenue is outside the Salvation Army's property line so they have not been able to enforce removing the homeless from that area. With a proposed vocational training building, it will allow the Salvation Army to utilize that property. Therefore, the fenced area will be farther down on Owens Avenue and the homeless will not be able to camp in that area. The area will consist of landscaping and a new entryway into the dining room where they feed 600 to 1,000 homeless people a day. He concurred with staff's conditions except Condition 4.

COMMISSIONER GOYNES was concerned as to where the homeless will go if they don't want to utilize the Salvation Army facilities as he was fearful they will go farther west. MAJOR RAIHL responded that their new building will add 160 beds to the vocational training program.

JALO ZIVO appeared in protest. He asked where the money is coming from to upgrade the facility as he felt the homeless are not being helped.

ROBERT GENZER, Director, Planning and Development, requested a deletion of the following words in Condition 6: *regarding the modification of public improvements at the applicant's expense.*

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:58 – 9:07)

2-3400

CONDITIONS:

1. Prior to the recordation of an Order of Vacation, provide a plan for approval by the Department of Public Works showing how the integrity of the abutting roadway and railroad overpass will be preserved throughout and after the reclamation process for this site. Approved construction drawings and appropriate security for the performance of any infrastructure construction necessary to support such reclamation may be required, and appropriate easements retained, prior to the recordation of an Order of Vacation.
2. Prior to the recordation of an Order of Vacation, the applicant shall reimburse the City of Las Vegas for the \$58,700.00 the City paid to obtain this right-of-way in 1972.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 39 – VAC-0071-02

CONDITIONS – Continued:

3. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that the condition regarding the modification of public improvements at the applicant's expense may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - Z-0139-88(42) - TRIPLE FIVE INTERCONTINENTAL - Request for a Site Development Plan Review FOR A TWO-STORY 30,000 SQUARE FOOT COMMERCIAL BUILDING on 0.73 acres at 9330 West Sahara Avenue (APN: 163-06-816-019), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

STAFF RECOMMENDS THIS ITEM BE HELD IN ABEYANCE TO THE OCTOBER 24, 2002 PLANNING COMMISSION MEETING.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

McSWAIN – ABEYANCE to the 10/24/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER TRUESDELL said he will abstain on this item when it is heard, but will vote on an abeyance motion.

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance to the 10/24/2002 Planning Commission meeting. Staff has been meeting with the applicant and the applicant has submitted a parking analysis that was requested. It takes about two weeks to review that analysis.

JAMES GRINDSTAFF, Perlman Architects, 2230 Corporate Circle, Suite 200, Henderson, Nevada, appeared on behalf of the applicant. He agreed to the two-week abeyance.

There was no further discussion.

(6:21 – 6:22)

1-570

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0047-56(1) - RICHFIELD OIL CORPORATION ON BEHALF OF THOMAS ARLT -
Request for a Site Development Plan Review and a Reduction of the on-site landscape requirements FOR A PROPOSED 5,800 SQUARE FOOT OFFICE BUILDING on 0.48 acres located at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

McSWAIN – ABEYANCE to the 10/24/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as his firm represents Thomas Arlt and QUINN excused

This is final action.

MINUTES:

GARY LEOBOLD, Planning and Development, stated that when staff reviewed this item it was found that the southern 30-foot wide portion of the site is under separate ownership and an application was not submitted for that parcel. Therefore, it cannot be evaluated as part of this application. Eight parking spaces are located on the adjacent parcel and the rear setback of the office building is five feet where 20 feet is required. The site plan indicates a total of 11 parking spaces where 20 spaces is the minimum required. The elevations depict a single story tilt-up concrete building with white stucco finish and a flat roof with red Spanish tile mansard roof elements. Access is proposed from Washington Avenue and Rancho Drive. The Rancho Drive

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 41 – Z-0047-56(1)

MINUTES – Continued:

access is not appropriate for this site. The Nevada Department of Transportation (NDOT) will not support access from Rancho Drive. The primary reason for that proposed access is for the adjacent fast food restaurant. There is a condition for site redesign to either eliminate the Rancho Drive access or prevent access to the adjacent parcel to the south and submit a parking and access agreement. However, it would appear the first option is the only one that would be workable. The applicant has not offered any justification for the reduction of the on-site landscape requirements. The landscape plan indicates landscape planters would be tree size and the amount of shrubs does not meet the intent of the Las Vegas Urban Design Guidelines and Standards. There is a condition to provide all perimeter and parking lot landscaping in compliance with the Las Vegas Urban Design Guidelines and Standards. There is also a condition to revise the building elevations to provide architectural features that would enhance the façade. Staff recommended approval subject to the conditions.

DENNIS WATTS, Cornerstone Company, 201 Las Vegas Boulevard South, Suite 250, appeared on behalf of the applicant. He objected to eliminating the driveway off Rancho Drive. That will landlock the property. It would be difficult for the users of this office building to get in and out. After the meeting with the Nevada Department of Transportation, it appeared the main concern was the access drive-thru to the shopping center behind it. The site has been redesigned to eliminate that access drive-thru. The revised site plan was presented to NDOT for their approval and NDOT responded that the cars will ingress through the driveway on Rancho Drive. He has not heard from NDOT in regard to the new design. If the applicant works with NDOT and City staff, an ingress off Rancho Drive will meet their concern. The new design blocks the driveway off to the shopping center, as well as provides for a much greater landscape area and wider turn into the site.

MR. LEOBOLD said staff had received a FAX of the revised site plan earlier today.

CHAIRMAN GALATI was concerned that the action taken on this application is final and the NDOT issue has not been worked out. Therefore, he felt this item should be held in abeyance.

MR. WATTS responded that the applicant has a time limit on which this property can be purchased.

There was no further discussion.

(9:07 – 9:13)

3-140

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SD-0046-02 - MARY BARTSAS ON BEHALF OF SUBWAY OF NEVADA LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction of the On-Site Landscape Requirements FOR A PROPOSED FAST FOOD RESTAURANT WITH DRIVE THROUGH on 0.55 acres located on property at 3201 North Rancho Road (APN: 138-12-801-011), C-2 (General Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions with Condition 15 amended to add *new* between any and property and Conditions 15 and 16 deleted – **UNANIMOUS** with **NIGRO** abstaining as Subway of Nevada LLC is a tenant of his on a different project and **QUINN** excused

This is final action.

MINUTES:

GARY LEOBOLD, Planning and Development, stated this Site Development Plan Review will allow the development of a 2,266 square foot fast food drive-thru restaurant on a half-acre site. This development will utilize the existing structure on the site, which was formerly a convenience store. The applicant has also required a reduction of the on-site landscaping in order to meet the landscaping standards. Due to the irregular shape of the site, the constraints of configuring adequate parking and drive-thru around the existing building it makes full compliance with those standards difficult. Staff has requested the applicant add more 24-inch box trees and planting along the south and east landscape areas in order to minimize the reduction of the existing standard. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 42 – SD-0046-02

MINUTES – Continued:

DAVID ELLERTSEN, JAWA Studio, 103 East Charleston Boulevard, appeared on behalf of Subway. He objected to Condition 10, as they do not propose any new walls. In regard to Condition 11 pertaining to the fire system, the site is existing and does not have a fire sprinkler system. CHAIRMAN GALATI clarified that the City is not requiring a fire sprinkler system to be installed. Under Public Works, Condition 15 requests a Traffic Impact Analysis. The existing drainage as referred to in Condition 16 is set. CHAIRMAN GALATI clarified that Condition 16 also indicates a drainage study could be in lieu of. Perhaps some monies could be contributed for construction of local drainage improvements. Conditions 15 and 16 are standard on every development.

TED BUBAN, Subway of Nevada LLC, 220 Convention Center Drive, Suite 215, appeared in order to represent the application. The owner of the property is Mary Bartsas. This evolved into a site plan review because they filed for building permits, but with the drive-thru application on the Wienerschnitzel, a 40-square foot punch-out is being added to the building for the drive-thru window. Also, there was a change in use. However, the proposed use has less impact than the previous use which was a convenience store. They have been paying rent on the building since July. This property has been vacant for years and is an eyesore. On the southwest corner of Rancho Drive is an existing McDonald's restaurant and a Jack-In-The-Box restaurant and a Taco Bell restaurant in the immediate area. Across the street on the northeast corner is a new Rebel convenience store and gas station. The parcel on the southeast is currently undeveloped, but zoned for a hotel/casino.

DAVID GUERRA, Public Works, added that a traffic study would be required on this property. The City's Traffic Division is viewing this site as a site that has never had a traffic study done on it. Since it has been vacant for over two years, any impact on the transportation network is going to be basically a new impact because of the development over the last two years without this being a part of it.

MR. BUBAN pointed out that when going north on Rancho Drive, the signaling already provides for double left turn lanes going north to west onto Cheyenne Road. That is the only traffic signal setup on Rancho Drive. There are approximately 24,000 cars on Cheyenne Road every day and approximately 27,000 cars on Rancho Drive. The traffic has basically increased because of the residential development.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 42 – SD-0046-02

MINUTES – Continued:

CHAIRMAN GALATI felt this request should be approved and Conditions 15 and 16 should be waived. MR. GUERRA said that Condition 15 could be amended to add an alternative to *in lieu of a traffic study* and there have been plans in the past to provide right turn lanes at the Jack-In-The-Box restaurant to the north. If that is eliminated, the ability to obtain the rights-of-way for the right turn lane would be removed. In regard to Condition 16, this area is in a FEMA flood zone, so if a curb line is moved, the drainage study has to be done.

AL GALLEG0, citizen of Las Vegas, appeared in approval. He felt the City makes it difficult for persons to start a business.

ROBERT GENZER, Director, Planning and Development, clarified that Condition 10 should add the word *new* between any and property.

There was no further discussion.

(9:13 – 9:31)

3-360

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 42 – SD-0046-02

MINUTES – Continued:

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Site development shall comply with the recommendations of the Traffic Engineering Representative. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A; driveways accessing Rancho Drive shall also comply with the requirements of the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF OCTOBER 10, 2002
Planning and Development Department
Item 42 – SD-0046-02

CONDITIONS – Continued:

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
17. Obtain a Nevada Department of Transportation Occupancy Permit for all landscaping and private improvements (driveways) in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-1029 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A to create a definition, standards and requirements for financial institutions and other related uses such as check cashing and money lending businesses.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

To be heard by the Planning Commission on 10/24/2002.

NOTE: Since this item was on the agenda to inform the Commissioners and receive any comments from them, a motion was not made.

MINUTES:

MARGO WHEELER, Planning and Development, stated this Text Amendment contains a variety of definitions for other financial institutions. This includes banks, mortgage companies, savings and loans, check cashing, paycheck advance, auto title loan, auto pawn broker and pawn brokers. Each of those have different licensing requirements and different land use requirements. This Text Amendment is attempting to come up with new definitions that will address those situations and allow for the Commission to have a better handle on what type of uses come forward and what zones are appropriate. She showed on the monitor where some of these uses are located. Staff is working with the existing code and then proposing changes. They have also worked with the State. Some of the uses will be permitted outright, some permitted only with a Special Use Permit, and some with a Conditional Use Permit. There will be standards for the Conditional Use Permit, which involve signage, hours of operation, and storage.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: OCTOBER 10, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

AL GALLEGO, citizen of Las Vegas, spoke about how well Todd Farlow has behaved at this meeting.

TODD FARLOW, 240 North 19th Street, objected to the appearance of the proposed developments. He saw on TV very attractive buildings constructed in New York. The bar needs to be raised, especially in Town Center.

JALO ZIVO spoke about the Salvation Army and the homeless people. The Salvation Army receives money but does not seem to use that money for the homeless. He is having a difficult time finding employment. CHAIRMAN GALATI added that Catholic Charities just opened 700 beds two weeks ago.

ROBERT GENZER, Director, Planning and Development, reminded the Commissioners that on Thursday, October 17, 2002 at 11:30 A.M. at the Development Services Center, Conference Room 2-B, is a Planning Commission Workshop.

MEETING ADJOURNED AT 9:46 P.M.

Respectfully submitted:

DOREEN ARAUJO, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK